

GOVERNMENT OF ANDHRA PRADESH  
ABSTRACT

LOANS & ADVANCES - Advance to Government Servants for House Building purposes - Sri P.Balaraj, Office Subordinate, Law Department - Construction of House - Sanctioned - Orders - Issued.

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LAW (M.II) DEPARTMENT

G.O.Ms.No. 80

Dated :17-08-2009.  
Read the following:-

1. G.O.(P).No.78 , Finance (A&L) Department, Dated 03.04.2006.
2. From Sri P.Balaraj, Office Subordinate, Law Department, Application, dated 01-08-2009.
3. 4. G.O. Rt. No. 1985, Finance (A&L) Department, dated 17-04-2009.

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O R D E R:-

Under Articles 226 and 233-A of Andhra Pradesh Financial Code Vol.I and the rules for the grant of loans to Government Servants for House Building purposes, Government hereby sanction an amount of Rs. 3,50,000/- (Rupees Three lakh fifty thousand only) to Sri P.Balaraj, Office Subordinate ,Law Department for the purpose of construction of House in house bearing Municipal No.17-1-382/2A/B/4 and 17-1-382/2A/B/26 admeasuring 63.75 sq. yards in S.Nos. 202 to 205 situated in Dhobighat,Maddannapet, Saidabad Near Lakshminagar Colony, Hyderabad, Ranga Reddi District, gifted by his mother

2. The disbursement of the amount sanctioned shall be made in the following manner:-

- (i) An amount of Rs.1,16,665/- (Rupees one lakh sixteen thousand six hundred and sixty five only) equal to 1/3rd of the sanctioned advance will be payable to the applicant on his mortgaging the property in favour of the Government (in Form VII) ie., the land gifted by his mother along with the house to be built by him;
- (ii) the second instalment of Rs. 1,16,665/- (Rupees one lakh sixteen thousand six hundred and sixty five only) of the sanctioned advance will be payable when the walls reached lintal level;and

Contd. P.2.

(iii) the remaining amount of Rs. 1,16,670/- (Rupees one lakh sixteen thousand six hundred and seventy only) of the sanctioned advance will be payable when the house construction reaches roof level provided the Head of the Department is satisfied that the Development of the area in which the house is newly built is complete in respect of amenities such as water supply, drainage and sewerage.

3. The grant of the advance is subject to the conditions laid down in Article 233-A of the Andhra Pradesh Financial Code Vol. I and the rules contained in G.O.Ms. No. 311, Finance & Planning (F.W.A.&L) Department, dated 6-11-1996. The terms and conditions governing the grant of the advance and its payments including those laid down in the said Government order are detailed below:

(i) that the grantee draws the advance within the current Financial year 2009-10 which ends by 31-3-2010.

(ii) that the construction of the house shall be carried out exactly in accordance with the approved plan and specifications on the basis of which the amount of advance for the construction of the house has been computed and sanctioned, that the plan and specifications must not be departed from without the prior concurrence of the Government and that the grantee shall certify when applying for instalment of advance admissible at the roof level, that the construction is being carried out strictly in accordance with the plan and the estimates furnished by him to the Government, that the construction has actually reached the roof level and that the amount already drawn had actually been used on the construction of the house.

(iii) that the construction of the house shall be completed within 18 months of the date on which the first instalment of the advance is paid to the grantee. Failure to do so, will render the grantee liable to refund the entire amount advanced to him together with interest thereon in one lump sum. The date of completion of the house must be reported to the Government immediately without any delay.

iv) that immediately on completion of the house the grantee shall Insure the house at his own cost for a sum not less than the advance with interest thereon and shall keep the house so insured against damage by fire, floods, or lightening till the advance with interest due thereon is fully repaid to the Government and deposit the Policy with the Government.

(v) that the house shall be maintained and repaired at his own cost and he shall pay all municipal and local taxes regularly until the advance with interest due thereon is repaid in full.

(vi) that he shall keep the house free from all encumbrances.

4. The advance shall be recovered in 192 instalments, i.e., the 1st instalment at Rs. 470/-, and the remaining 191 instalments at Rs. 1830/- p.m. After the principal amount is completely recovered the interest at the rate of 7.5% per annum (simple interest) will be charged and will be recovered in 48 instalments.

5. The recovery shall commence from the 19th month of the drawal of the 1st instalment or from the month following the completion of the house, whichever is earlier.

6. Any amount drawn in excess of the expenditure incurred shall be refunded forthwith with interest if any due thereon.

7. It will be open to the grantee to repay the amount in shorter periods if he so desires. The balance of the advance with interest remaining unpaid on the date of retirement or death preceding retirement should be recovered from the whole or any specified part of the Death cum Retirement Gratuity that may be sanctioned to him or his legal heirs.

8. In case the grantee does not repay the balance of the advance due to Government on or before the date of retirement, it should be open to Government to enforce the security of the mortgage at any time thereafter and recover the balance of advance due together with interest and the cost or recovery by sale of the house or in such other manner as may be permissible under the law. The recovery of the advance shall be effected through the monthly pay/leave salary bills of the grantee. If the grantee ceases to be in service for any reason other than the normal retirement/ superannuation or if he dies before the repayment of the advance in full, the entire outstanding amount of advance shall be payable to the Government forthwith. Failure on the part of the grantee or his successors in interest to repay the advance for any reason whatsoever will entitle the Government to enforce the mortgage or to take such other action as maybe permissible under the law. The property mortgaged to the Government shall be reconveyed to the grantee or his successors in interest, as the case may be, after the advance together with interest due thereon, has been repaid to the Government in full.

9. The Agreement bond and Surety bonds have been obtained from the individual and recorded in the file.

10. The expenditure shall be debited to the Head of Account "M.H. 7610 - Loans to Government Servants - M.H. 201 House Building Advance - S.H. (05) Loans to other Officers." and shall be met from the funds allotted in the G.Os. 3rd read above.

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11. The Law (Claims) Department are requested to draw and disburse the amount sanctioned in para (2) above.

(BY ORDER AND IN THE NAME OF GOVERNOR OF ANDHRA PRADESH)

V.SURI APPARAO,  
Secretary to Government,  
Legal Affairs

To

Sri P.Balaraj, Office Subordinate, Law Department.

Copy to:-

Pay & Accounts Officer, Govt. of A.P., Hyderabad.

Deputy Pay & Accounts Officer, Sectt. Branch, Hyderabad.

The Accountant General, A.P., Hyderabad.

Law (Claims) Department (2 copies).

S.F. & S.C.

//FORWARDED :: BY ORDER //

SECTION OFFICER.